

EXTRACT

Appendix 1 – To the proceedings of the Development Control Committee
29th July 2008

PART I – REPORT ON APPEAL DECISIONS

The appeals listed were noted

PART II – REPORT ON COUNTY DECISIONS

PART III – REPORT ON DC COMMITTEE DECISIONS

Application No: Y08/0124/SH

Location of Site: * Otterpool Quarry, Ashford Road, Sellindge *

Description of Development: KCC consultation in respect of the construction and operation of a materials recycling facility, anaerobic digestion plant and associated office and parking facilities

Applicant: Countrystyle Recycling Ltd
Ridham Dock Road
Iwade
Nr Sittingbourne
Kent ME9 8SR

Agent: Mr C. Herbert
SLR Consulting Ltd
Treenwood House
Bradford Upon Avon
Wiltshire
BA15 2AU

NG REF: 611306 136573

Cllr Mrs J Hollingsbee, ward member, spoke against the application.
Parish Cllr, Mr M Garrad, on behalf of Sellindge Parish Council spoke against the application.
Mrs A Laight, on behalf of Lymgne Parish Council, spoke against the application.
Mr R Edden of Sellindge & District Residents Association spoke against the application.
E-mails from Cllr Newlands, Mr Morris and Mr Turton, were reported verbally at the meeting.

That the following observations be made to Kent County Council:

1. The Council recognises the benefits of promoting sustainable recycling of waste material.
2. The Council considers Otterpool Quarry to be an unsuitable site for the proposed development and urges Kent County Council to carry out a rigorous assessment of alternative sites.
3. The Council objects to the potential impact on the local road infrastructure in terms of additional traffic on local road networks and its affect on residential amenity and local communities.
4. The Council is concerned about the visual impact of the proposed buildings on the local landscape. In the event of the site remaining under active consideration, Kent County Council is requested to ensure a full landscape and visual appraisal is carried out before any permission is granted, and that the details of any scheme clearly demonstrate a positive contribution to the character of the area, rather than any negative effects.
5. Kent County Council is requested to take the advice of the Environment Agency, Natural England, Kent County Council's ecologist, Kent Badger Group and Southern Water in relation to nature conservation, ecology, biodiversity, noise, dust, air quality, contamination, water, flooding and sewerage.
6. In the event of the site remaining under active consideration, the impact on the Airport Café should be mitigated as part of wider improvements to the vehicular access of the site.
7. Kent County Council is requested to seek clarification regarding future use of that part of the applicant's current land holding that is not part of the application site, but is adjoining.
8. In the event of the site remaining under active consideration, the following conditions, should be included:
 - a) Hours of operation restricted to 0730 to 1800 Monday to Friday, 0730 to 1300 Saturday, no working Sunday or Bank Holidays (in respect of vehicles entering and leaving);
 - b) No more than a maximum 168 lorry movements per day;
 - c) No more than a throughput of 95,000 tonnes of waste per day;
 - d) Measures in respect of removing mud from the road and prevention of dust;
 - e) The Materials Recycling Building to be designed to achieve an attenuation of 35dB;
 - f) General management of the site and control of vermin, flies and other pests;
 - g) All identified road improvements to be completed before any use commences;
 - h) Implementation of an agreed landscaping scheme.

PROPOSED BY COUNCILLOR TILLSON

SECONDED BY COUNCILLOR LYONS

That the above observations be made to Kent County Council.

Upon being put, the proposal was declared carried and it was

RESOLVED: That the above observation be made to Kent County Council.

(Voting:- For: 10 Against: 0 Abstentions: 0)